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APPLICATION FOR FEDERAL ASSISTANCE

(Nonconstruction Programs)

COMPREHENSIVE PLANNING ASSISTANCE

Boston, Massachusetts

July 1, 1975 - June 30, 1976

(CPA MA 01 00 1041)

Submitted To

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

June, 1975

City of Boston

Kevin H. White
Mayor

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By Kevin H. White

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LETTERS OF TRANSMITTAL

LETTERS OF TRANSMITTAL

Following are transmittal letters pertaining to this funding application for a Comprehensive Planning Assistance Program.



CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

KEVIN H. WHITE
MAYOR

Mr. Frank DelVecchio, Deputy Regional Administrator
Community Planning and Management
Department of Housing and Urban Development
Regional Office
John F. Kennedy Federal Building
Boston, Massachusetts 02203

Attention: Sheldon Gilbert

Dear Mr. Gilbert:

Enclosed are an original and two copies of an application for
Comprehensive Planning Assistance.

The application was prepared in accordance with the guidelines and
requirements of the Department of Housing and Urban Development's
Comprehensive Planning Assistance Program. A grant is requested in
the amount of \$180,000 for the twelve-month period July 1, 1975, to
June 30, 1976.

Please be assured that the audit requirements of Chapter 2, Section 4
of HUD Circular 6022.1 will be adhered to and an audit statement will
be forthcoming. Also be advised that the City of Boston is not at this
time contemplating any change in its deposit facilities insofar as these
requested funds are concerned.

I urge favorable review of this application and request that this
program be funded in order to carry on with the objectives of the City's
Comprehensive Planning Assistance Program.

Sincerely,

Kevin H. White
Mayor

PART I

APPLICATION FOR FEDERAL ASSISTANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMPREHENSIVE PLANNING ASSISTANCE PROGRAM APPLICATION FOR FEDERAL ASSISTANCE (Nonconstruction Programs) (Part I)			1. STATE CLEARINGHOUSE IDENTIFIER		
			2. APPLICANT'S APPLICATION NUMBER		
3. FEDERAL GRANTOR AGENCY Housing & Urban Development (HUD)			4. APPLICANT NAME CITY OF BOSTON		
ORGANIZATIONAL UNIT NEW ENGLAND REGIONAL OFFICE			DEPARTMENT DIVISION MAYORS OFFICE		
ADMINISTRATIVE OFFICE COMMUNITY PLANNING AND DEVELOPMENT			STREET ADDRESS - P.O. BOX 1 CITY HALL SQUARE		
STREET ADDRESS - P.O. BOX J. F. K. FEDERAL BUILDING			CITY BOSTON		COUNTY SUFFOLK
CITY BOSTON	STATE MA	ZIP CODE 02203	CITY MA	ZIP CODE 02201	
5. DESCRIPTIVE NAME OF THE PROJECT COMPREHENSIVE PLANNING ASSISTANCE PROGRAM					
6. FEDERAL CATALOG NUMBER 14203			7. FEDERAL FUNDING REQUESTED \$ 180,000		
8. GRANTEE TYPE ☐ State ☐ County ☒ City ☐ Other (Specify) _____					
9. TYPE OF APPLICATION OR REQUEST ☒ New Grant ☐ Continuation ☐ Supplement ☐ Other Changes (Specify) _____					
10. TYPE OF ASSISTANCE ☒ Grant ☐ Loan ☐ Other (Specify) _____					
11. POPULATION DIRECTLY BENEFITING FROM THE PROJECT 641,071			13. LENGTH OF PROJECT 1 YEAR		
12. CONGRESSIONAL DISTRICT a. 8, 9, 11 b. 8, 9, 11			14. BEGINNING DATE JULY 1, 1975		
			15. DATE OF APPLICATION JUNE, 1975		
16. The applicant certifies that to the best of his knowledge and belief the data in this application are true and correct, and that he will comply with the attached assurances if he receives the grant.					
TYPED NAME KEVIN H. WHITE			TITLE MAYOR		
SIGNATURE OF AUTHORIZED REPRESENTATIVE			TELEPHONE NUMBER		
			AREA CODE 617	NUMBER 722-4100	EXTENSION
FOR FEDERAL USE ONLY					

CITY OF BOSTON
IN CITY COUNCIL

WHEREAS: Under Section 701 of the Housing Act of 1954, as amended by Title IV of the Housing and Community Development Act of 1974, the U. S. Department of Housing and Urban Development is authorized to make grants for the preparation or completion of a Comprehensive Planning Program, and

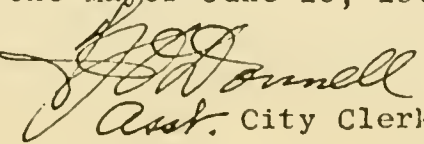
WHEREAS: It is desirable and in the public interest that the City of Boston carry out Comprehensive Planning as contemplated under said Section 701, Now, therefore, be it hereby

ORDERED: That the Mayor be, and hereby is, authorized and empowered to file an application under Section 701 of the Housing Act of 1954, as amended by Title IV of the Housing and Community Development Act of 1974, for a grant for Comprehensive Planning Assistance from the U. S. Department of Housing and Urban Development, and in connection therewith to execute such contracts as may be necessary for the grant, to execute and file requisitions for funds, to provide whatever additional information may be required under the application, and to act as the authorized representative of the City of Boston in connection with said application, and

FURTHER ORDERED: That approval be, and hereby is, given in accordance with General Laws, Chapter 44, Section 53A, for the expenditure of \$180,000. in the aggregate granted under the said application by the Mayor or by his designee on behalf of the City of Boston for the purposes said funds are granted.

In City Council June 9, 1975. Passed.

Approved by the Mayor June 10, 1975.

Attest. 
Asst. City Clerk

PART II

ANNUAL WORK PROGRAM SUMMARY

PART II - ANNUAL WORK PROGRAM SUMMARY													
REFERENCE NUMBER	SUBCATEGORY TITLE OR WORK ELEMENT REFERENCE NUMBER	FUNDING SOURCE	FEDERAL GRANT AMOUNT (4)	PERSONNEL (8)		CONTRACTUAL (6)		OTHER COSTS (7)	TOTAL COSTS (8)	ESTIMATED DEMAND (000'S)			
				MAN. MOS.	COST	MAN. MOS.	COST			3RD YEAR			
										FED.	NON-FED.	FED.	NON-FED.
101.0	Capital Improvements Project Management	701	\$50,000	-	-	24 1/2	\$ 75,000	-	\$ 75,000				
102.0	Fiscal Planning	CRP	15,000	-	-	12	15,000	-	15,000				
103.0	Human Services	CRP	15,000	12	15,000	-	-	-	15,000				
104.0	Transportation Policy	701	37,000	24	37,000	-	-	-	37,000				
105.0	Housing Policy	701	28,000	12	28,000	-	-	-	28,000				
106.0	Citizen Participation & Public Info.	LOC	-	122	152,000	-	-	-	152,000				
201.0	Visitor Services	701/LOC	12,500	40	50,000	69	115,000	-	165,000				
202.0	Bicentennial Agency & Activities Coord.	LOC	-	15	19,000	46	77,000	-	96,000				
203.0	Bicentennial Evaluation	701/LOC	12,500	44	55,000	79	132,000	-	187,000				
204.0	Neighborhood Bicen Planning	LOC	-	40	50,000	197	329,000	-	379,000				
205.0	Tourism	LOC	-	37	146,000	45	75,000	-	121,000				
301.0	Land Use	LOC	-	69	86,000	-	-	-	86,000				
302.0	Housing	LOC	-	63	79,000	-	-	-	79,000				
303.0	Transportation	LOC	-	168	229,000	12	25,000	-	254,000				
304.0	Economic Development	HERCOM/ ENA/LOC	119,000	67	77,000	48	80,000	-	157,000				
305.0	Culture, Recreation & Open Space	LOC	-	38	48,000	-	-	-	48,000				
306.0	City Wide Analysis & Information	CRP/LOC	35,000	69	86,000	-	-	-	86,000				
307.0	City Wide Goals	CRP/LOC	35,000	69	86,000	-	-	-	86,000				
401.0	Neighborhood Analysis & Information	LOC	-	33	41,000	-	-	-	41,000				

PART II - ANNUAL WORK PROGRAM SUMMARY

REFERENCE NUMBER	SUBCATEGORY TITLE OR WORK ELEMENT REFERENCE NUMBER	FUNDING SOURCE	FEDERAL GRANT AMOUNT	PERSONNEL		CONTRACTUAL		OTHER COSTS	TOTAL COSTS	ESTIMATED DEMAND (000's)		
				MAN WOL	COST	MAN WOL	COST			FED.	NON-FED.	FED.
402.0	Neighborhood Goals	701/LOC	5,000	31	38,362	-	-	-	38,362	DPP		
403.0	Neighborhood Capital Improvements Planning	LOC	-	153	191,000	-	-	-	191,000	DPP	41,000	DPP \$150,000
404.0	Neighborhood Project Planning	701/LOC	5,000	31	38,362	-	-	-	38,362	DPP		
405.0	Review of Private Development	LOC	-	30	48,000	-	-	-	48,000	PLANNING	\$48,000	
406.0	Neighborhood Economic & Private Investment	LOC	-	36	41,000	-	-	-	41,000	DPP		
407.0	Highland Conservation & Historic Preservation	LOC	-	89	111,000	-	-	-	111,000	HIST. PRES.	\$70,000	
501.0	Development Planning	LOC	-	38	48,000	-	-	-	48,000	PLANNING	\$48,000	
502.0	Environmental Review	LOC	-	60	65,000	-	-	-	65,000	ENVIRONMENTAL REVIEW		
503.0	Urban Design	LOC	-	204	280,000	-	-	-	280,000	URBAN DESIGN		
504.0	Zoning Planning	LOC	-	48	70,000	-	-	-	70,000	ZONING STAFF		
601.0	CMHS Housing Improvement	CETA/CDRS	28,000	31	28,000	-	-	-	28,000			
602.0	CMHS Commercial Center Programs	CETA/CDRS	28,000	31	28,000	-	-	-	28,000			
603.0	CMHS Job Creation & Income Assistance	CETA/CDRS	28,000	31	28,000	-	-	-	28,000			
604.0	CMHS Public Facilities Improvements	CETA/CDRS	28,000	31	28,000	-	-	-	28,000			
605.0	CMHS Environmental Review	CETA/CDRS	28,000	31	28,000	-	-	-	28,000			
701.0	Project Inspection	LOC	-	-	-	-	-	1,325	13,250	701 REGULATIONS	TABLE FOR \$150,000 GRANT	
702.0	Fringe Benefits	LOC	-	-	-	-	-	19,020	22,829	PORTION OF BRA STAFF		
703.0	Overhead	LOC	-	-	-	-	-	19,393	23,276	SUPPORTED BY 701 GRANT ONLY		

PART III
ANNUAL GRANT BUDGET

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
APPLICATION FOR FEDERAL ASSISTANCE

NAME, ADDRESS AND ZIP CODE OF APPLICANT (Include County)

CITY OF BOSTON
One City Hall Square
Boston, Suffolk, MA 02201

PART III - ANNUAL GRANT BUDGET

SECTION A - BUDGET SUMMARY								
GRANT PROGRAM, FUNCTION OR ACTIVITY (a)	FEDERAL CATALOG NUMBER (b)	ESTIMATED UNOBLIGATED FUNDS		NEW OR REVISED BUDGET		TOTAL (g)		
		FEDERAL (c)	NON-FEDERAL (d)	FEDERAL (e)	NON-FEDERAL (f)			
1. 3 Large City	14203	\$	\$	\$	\$ 150,000	\$ 75,000	\$ 225,000	
2.								
3.								
4.								
5.								
6.								
7.								
8. TOTALS		\$	\$	\$	\$ 150,000	\$ 75,000	\$ 225,000	

SECTION B - BUDGET CATEGORIES

9. OBJECT CLASS CATEGORIES	GRANT PROGRAM, FUNCTION OR ACTIVITY						TOTAL (h)
	(1)	(2)	(3)	(4)	(5)	(6)	
a. Personnel	\$ 110,262	\$	\$	\$	\$	\$	\$ 110,262
b. Fringe Benefits	19,020						19,020
c. Travel	---						---
d. Equipment	---						---
e. Supplies	---						---
f. Contractual	75,000						75,000
g. Project Inspection Fee	1,325						1,325
h. Other	19,393						19,393
i. Total Direct Charges	225,000						225,000
j. Indirect Charges	---						---
k. TOTALS	\$ 225,000	\$	\$	\$	\$	\$	\$ 225,000
10. Program Income	\$	\$	\$	\$	\$	\$	\$

SECTION C - NON-FEDERAL RESOURCES

GRANT PROGRAM (a)	APPLICANT (b)	STATE (c)	OTHER SOURCES (d)	TOTALS (e)
11. 701 COMPREHENSIVE PLANNING ASSISTANCE	\$ 75,000	\$	\$	\$ 75,000
12.				
13.				
14.				
15. TOTALS	\$	\$	\$	\$

SECTION D - FORECASTED CASH NEEDS

TOTAL FOR 1ST. YEAR	1ST. QUARTER	2ND. QUARTER	3RD. QUARTER	4TH. QUARTER
16. Federal	\$ 150,000	\$ 37,500	\$ 37,500	\$ 37,500
17. Non-Federal	75,000	18,750	18,750	18,750
18. TOTAL	\$ 225,000	\$ 56,250	\$ 56,250	\$ 56,250

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

GRANT PROGRAM (a)	FIRST (b)	SECOND (c)	THIRD (d)	FOURTH (e)
19. 701 COMPREHENSIVE PLANNING ASSISTANCE	\$ 150,000	\$ 250,000	\$ 250,000	\$ 250,000
20.				
21.				
22.				
23. TOTALS	\$ 150,000	\$ 250,000	\$ 250,000	\$ 250,000

SECTION F - OTHER BUDGET INFORMATION

(Attach Additional Sheets if Necessary)

PROJECT NUMBER (if known) CPA WA 01.00 1041 BUDGET NUMBER ONE

DATES OF PREVIOUS BUDGET APPROVALS (Complete only if one to a revised budget)

Budget No. 1, _____, 19____ Approved Budget (No. _____), 19____

24. Indirect Charges:

☒ 2/3 ☐ 3/4 ☐ Combined

NATURE OF REVISION PROJECT PERIOD REQUESTED APPROVED

☐ Project Period From: July 1, 1975 July 1, 1975

☐ Project Cost To: June 30, 1976 June 30, 1976

☐ Scope of Work

APPROVED BY: _____ (Signature) _____ (Title) _____ (Date)

STATEMENT OF BUDGET ESTIMATES

The following is an explanation of the estimated costs of activities in the Overall Program Design (OPD) charged to the 701 Program.

A. Total Direct Staff Salaries	\$ 132,345
B. Total Fringe Benefits - Employee Benefit Contributions (17.25% of Direct Salaries - Includes Retirement, 13.25% and Health Insurance, 4%)	\$ 22,829
C. Travel	\$ ---
D. Equipment	\$ ---
E. Supplies (Printing of Essential Reports and Publications)	\$ ---
F. Contractual	\$ 90,000
G. Project Inspection Fee	\$ 1,550
H. Other: Overhead Costs - 15% of Gross Wages (Direct Salaries plus Fringe Benefits) for rental of space and office equipment, office supplies, internal reproduction, etc.	<u>\$ 23,276</u>
I. Total Direct Charges (Sub Total of A thru H)	\$ 270,000
J. Indirect Charges	\$ ---
K. Total Program Cost	<u>\$ 270,000</u>

PART IV
OVERALL PROGRAM DESIGN

OVERALL PROGRAM DESIGN

Introduction

100.0 Policy Coordination

- 101.0 Capital Improvements Policy Planning, Project Management and Financial Planning
- 102.0 Fiscal Planning and Financial Management System
- 103.0 Human Services Policy Planning
- 104.0 Transportation Policy Planning
- 105.0 Housing Policy Planning
- 106.0 Citizen Participation and Public Information

200.0 Bicentennial Program Planning

- 201.0 Visitor Service Program
- 202.0 Inter Agency and Private Organization Coordination and Activities Management
- 203.0 Bicentennial Evaluation System
- 204.0 Neighborhood Bicentennial Planning
- 205.0 Tourism Development

300.0 Comprehensive Planning

- 301.0 Land Use
- 302.0 Housing
- 303.0 Transportation
- 304.0 Economic Development
- 305.0 Culture and Recreation
- 306.0 City-wide Analysis and Information System
- 307.0 City-wide Goals and Objectives, Policies and Strategies

400.0 Neighborhood Planning

- 401.0 Neighborhood Analysis and Information System
- 402.0 Neighborhood Goals, Objectives and Policies
- 403.0 Neighborhood Capital Improvements Planning
- 404.0 Neighborhood Project Planning
- 405.0 Review and Coordination of Private Development Proposals
- 406.0 Neighborhood Economic Development and Private Investment
- 407.0 Neighborhood Conservation and Historic Preservation

500.0 Development Planning and Management

- 501.0 Development Project Planning
- 502.0 Environmental Review
- 503.0 Urban Design
- 504.0 Zoning Planning and Administration

600.0 Community Development Planning and Programming

- 601.0 Housing Improvement Under Community Development
- 602.0 Commercial Center Programs Under Community Development
- 603.0 Job Creation and Income Assistance Under Community Development
- 604.0 Public Facilities Improvements Under Community Development
- 605.0 Environmental Review Under Community Development

700.0 Management and Overhead Costs (701 Program)

- 701.0 Project Inspection
- 702.0 Fringe Benefits
- 703.0 Overhead

OVERALL PROGRAM DESIGN

INTRODUCTION

The enactment of the Housing and Community Development (HCD) Act in August, 1974, brought the City of Boston to a critical crossroad with regard to the manner in which the City allocates its resources and manages community development programs.

The need to respond adequately to the City's increased responsibilities in a period of high inflation with decreasing available Federal funds places a severe burden on the City's budgeting and resource allocation systems. These circumstances require that the City strengthen and expand its capacity to coordinate and integrate resources from all sources -- Federal, State, Local or Private -- to ensure fullest use of every dollar.

With these considerations in mind, the Federally assisted elements of the program proposed in this application for 701 Comprehensive Planning Assistance Funds focuses on the following overall goals:

1. To improve the Chief Executive's Policy Planning and Management capability in all phases of community, social, economic, and physical development.
2. To develop the City's capability to integrate long-range demographic analysis with other planning methods at the city-wide and neighborhood levels in order to improve the City's ability to analyze the impact of proposed developments and to strengthen the City's own policy formulation.
3. To reinforce and expand the planning process at the neighborhood level providing channels for community input into all phases of the planning and decision making process.
4. To develop strategies for maximizing municipal resources as incentives for neighborhood revitalization.

100.0

POLICY COORDINATION

100.0 Policy Coordination Through Office of the Mayor

Issues, Problems, Opportunities

With the passage of the Housing and Community Development Act of 1974, the Mayor of Boston has been confronted with the need to revamp the system for coordinating City policies relating to planning and community development.

A new system, now partially established, will consist when fully operational, of a high level Mayor's Policy Staff and Neighborhood Development Council (NDC).

The NDC, already in operation, composed of key department heads and staff, is primarily responsible for establishing policies and priorities for allocating community development funds. The Mayor's policy staff, which works closely with the NDC is responsible for overall policy formulation and coordination relating broader city-wide environmental problems and concerns, such as those relating to housing, transportation, economic development, human services, and physical development. Critical to the successful formulation and implementation of such policies is the City's system for involving local community residents and businessmen in the planning and decision making process. This part of the overall policy coordination system is well established and is currently being dovetailed with other components of the system as they are developed and made operational.

The following work plan sets forth a structural approach to make the new system operational in several critical areas at a level beyond what the City would accomplish relying on its own resources.

Goals

To improve the Chief Executive's Policy Planning and Management capability in all phases of community, economic, social and physical development.

To improve channels of communication, cooperation and coordination in the planning and management process and to encourage greater participation of community residents, private institutions and businesses and government agencies at all levels.

101.0: Capital Improvements Policy Planning, Project Management and Financial Planning

Objective: To design, establish and implement a management information system and comprehensive data basis for city-owned facilities and properties to aid in planning and managing the capital improvements program and budget (See Section 403.0).

Work Elements

First Year

1. Design a computer based inventory system for all City capital improvement items.
2. Design computer records for detailing characteristics and projects relating to inventory items compiled in work element one above.
3. Design an accounting and contract data base system for relating data on inventory items to City cash flow for capital improvements projects.
4. Compile and load data into systems created in work elements 1, 2 and 3 for capital improvement activities performed by the Public Facilities Department.

2nd Year

1. Develop second level computer programs to analyse information contained in the data base developed first year.
2. Expand compilation and loading of data base to include other City departments such as the Public Works Department, Parks and Recreation Department and the Traffic and Parking Department.

3rd Year

1. Design computer programs for integrating capital improvements programs with city-wide land use data.

102.0 Fiscal Planning and Financial Management System

Goal: To improve the City's Cash Management System

Objective: To make more efficient and timely the City's system
for processing City disbursements.

Work Elements

First Year: Develop a RFP for the design of an improved computerized system to upgrade the City's system for processing City disbursements.

Second and Third Years: Design and implement an improved computerized system to upgrade the City's system for processing City disbursements.

103.0: Human Services Policy Planning Coordination

Objective: To establish an administrative process in the Office of the Chief Executive making and coordinating policies relating to human services programs.

Work Elements

First Year

1. Review recent and pending legislation affecting human services and formulate City positions on such legislation as appropriate.
2. Review and evaluate current City Human Service Programs affecting the elderly, low income families and minorities.
3. Establish City priorities for new and improved health and social service centers and programs in light of City wide needs and resource constraints.
4. Integrate human service policy planning activities with those being carried out for housing and other physical development.

Second and Third Year

Refine and improve process established in First Year.

104.0: Transportation Policy Planning Coordination

Objective: To improve the Chief Executive's capacity to coordinate formulation of City policies relating to all forms of transportation. (See Section 303.0)

Work Elements

First Year

1. Review and evaluate policies and programs being carried out by City departments as described in Section 303.0.
2. Review and evaluate pending legislative measures at all levels of government relating to transportation as such measures apply to the City of Boston.
3. Develop proposals for changes in legislation necessary to implement City policies and programs.
4. Review and evaluate and establish City position on transportation programs being carried out by the State affecting the City of Boston.

Second and Third Year

Refine and improve process as developed in the first year work elements.

105.0: Housing Policy Planning Coordination

Objective: To improve Administrative Process in the Office of the Chief Executive and coordinating City housing policies.

Work Elements

First Year

1. Review and evaluate progress in implementing the City's Housing Assistance Plan and modifications to the plan as required.
2. Establish priorities for carrying out and coordinating City housing development, maintenance and inspectional programs consistent with the Housing Assistance Plan.

Second and Third Years

1. Revise and update Housing Assistance Plan.
2. Review and update priorities for carrying out City housing development, maintenance and inspectional programs consistent with revised and updated Housing Assistance Plan.

106.0 Citizen Participation and Public Information

Objective: To reinforce and expand channels for community input into all phases of the planning process.

Work Elements:

1. Maximize working relationships with community groups and individuals.
2. Work with community groups in the formation of community goals, objectives, and priorities for community improvement which can be integrated with city-wide policies and programs.
3. Communicate information to community on neighborhood issues, zoning appeals, land auctions, and public improvements, as well as general statistics about the area.
4. Attend and participate in community meeting in each district on regular basis.
5. Expand efforts to prepare informative news articles about planning in individual districts for neighborhood newspapers.
6. Public BRA Newsletter, "Perspective" on a more regular basis (bi-monthly) and increase its distribution to include a broader cross-section of community leaders and interests.
7. Encourage closer communication and cooperation among community groups operating in similar districts.

200.0

BICENTENNIAL PROGRAM PLANNING

200.0 Bicentennial Program Planning and Management

Issues, Problems, and Opportunities

As a center of revolutionary activity, Boston has the opportunity to capitalize on its unique historical heritage to attract visitors to celebrate the nation's Bicentennial. Formulation of an imaginative comprehensive Bicentennial program has not only facilitated Boston's becoming a hub of activity during the celebration itself, but will also enable the City to reap permanent benefits and boost its economy.

The thrust of 1975-1976 planning, therefore, should be two-pronged: to implement a meaningful program for Bicentennial visitors, drawing on the full array of Boston's historical past. and to maximize the permanence of elements of the Bicentennial program.

The magnitude of this undertaking requires an adequate, coordinated service infrastructure, both public and private; sufficient funding, both public and private; the establishment of coordinating and monitoring mechanisms; and the capacity to evaluate which of the program planning elements have the ability to become a permanent part of the Boston economy.

To enable Bicentennial visitors to avail themselves of the celebration activities in Boston, a comprehensive visitor service and information system is essential. Such a system should be designed to include conveniently located visitor information centers as well as a resident-host program of informal information services.

Support and emergency services must be available in both the public and private sectors to provide such essential services as expanded trash pick-up and emergency medical care when necessary; ease in locating accommodations; the ability to cash a check; and the like. Existing services must be cataloged and reviewed with the aim of catalyzing new services where needed. In addition, transportation patterns must be scrutinized to provide mechanisms

200.0 continued

whereby visitor's trip patterns can be guided and monitored so as to minimize any disruption for Bostonians using the same environment.

The tourism sector of the Boston economy must be developed and planned to have permanent benefits. The overall impact of visitors on the economy of Boston must be assessed in order to make policy recommendations to the Mayor at the end of 1976.

It is essential that the private sector be tapped both to augment public funds available for Bicentennial projects, and to ensure broad citizen participation in the Bicentennial program.

Developing a precedent for corporate participation in City projects is deemed an important product of this effort. Moreover, private funding should assure that difficult-to-fund projects will be undertaken. Corporate sponsored projects will require a structure for internal fiscal control, monitoring, and scheduling.

Goal: To develop a comprehensive Bicentennial program incorporating both public and private efforts which will be meaningful to Bicentennial visitors and also provide permanent benefits to the City.

201.0 Visitor Services Program

Objective: To design and monitor a smoothly functioning visitor service and information system; to make the visitor's experience in Boston pleasant and meaningful.

Work Elements:

- First Year:
1. Development of a city-wide information system, including the final identification of locations for secondary information centers at airline, bus, and train terminals, hotels, banks, and other public locations, as well as for the program of informational kiosks which will be coordinated with the Massachusetts Bay Transit Authority.
 2. Compilation of information into a data base and definition of information dispersal technology designed to remain after 1976 and become a permanent addition to the City.
 3. Development of proposals for alternative methods for the dissemination of information and for ongoing monitoring.
 4. Planning for a resident-host program to provide informal information services to both residents and visitors to involve a media campaign in mid-1975 and the development of a resident-host curriculum and appropriate manuals for use throughout 1975 and 1976.
 5. Identification of, and solicitation of cooperation from, various sectors of the tourism and public service infrastructures in providing information services, including personnel from banks, hotels, and police department, public transportation, and Boston-based volunteer organizations, to integrate all institutions into a permanent visitor service network.
 6. Development of a system of support and emergency services involving coordination of public and private institutions to provide health services, accommodations and reservations systems, means of simplified check cashing and currency exchange, lost and found, etc.
 7. Coordination of Bicentennial activities to manage visitor flow through planning a city-wide traffic and informational sign system with coordinated graphics to highlight shuttle bus system, walking trails, and available services, as well as planning for the alleviation of congested points within the City by coordination of visitor hours and admission policies in high demand areas, including the development of a means of crowd dispersal and relocation to lesser demand areas.

201.0 continued

- Second Year:
1. Development of proposals for specific services presently not provided within Boston, identified as a result of Boston's Bicentennial experience.
 2. Planning of and monitoring clean-up program; planning for additional efforts as identified in 1975.
 3. Preparation of market study identifying tourism impact on the City in terms of the City's economy and the City's provision of services, particularly in terms of special cleanup needs.
 4. Preparation of report to Mayor making policy recommendations concerning implications of increased tourism and ways the tourism volume can be increased while minimizing the negative impacts.

Third Year: No work elements projected at this time.

202.0 Inter-Agency and Private Organization Coordination and Activities Management

Objectives: To generate income in order to augment the City's budget thereby providing additional funds for programs of residual benefit to Boston, and to create a broad base of citizen participation in Bicentennial programs.

Work Elements:

1. Develop fundable projects in proposal format for presentation to corporate sponsors.
2. Identify appropriate funding sources for projects proposed.
3. Provide advice and expertise (support) to Task Forces and community organizations concerning funding of individual projects.
4. Conduct negotiations and reach final agreements with corporate sponsors.

203.0 Bicentennial Evaluation System

Objective: To create a Bicentennial evaluation capacity to maximize permanent benefits from the Bicentennial celebration.

Work Elements:

First Year: 1. Develop planning mechanism in cooperation with Boston's museums, hospitals, Freedom Trail sites, and other impacted City institutions so that visitor impacts can be specifically identified and integrated into long range planning for the City.

2. Study and recommend the integration of specific Bicentennial projects into the structure of existing Boston institutions so that particularly popular and beneficial activities will be able to remain beyond 1976.

Second Year: 1. Plan for the additional services that may be necessary to implement the visitor development capacity determined in 1975.

2. Expand the Bicentennial network of information services into an existing institutional framework so that those additional services operational specifically for 1975-1976 may remain as a permanent feature of Boston's cityscape.
3. Plan and draw up final report of Boston 200's activities, exhibits and events so that the entire experience of the Bicentennial years can be properly evaluated and made available to City departments, state and federal agencies and the private sector.

Third Year: No work elements projected at this time.

204.0 Neighborhood Bicentennial Planning

Objective: To develop Citygame programs, activities, exhibits, walking trails, and events that will promote the entire City as the exhibit for Boston's Bicentennial celebration.

Work Elements:

1. Plan upkeep and maintenance programs for walking trails and exhibits to be completed in 1975.
2. Develop an evaluation program for measuring visitor and resident participation in all Citygame activities planned to open in 1975.

205.0 Tourism Development

Objective: To develop programs and strategies to maximize Boston's tourist potential resulting from the Bicentennial.

Work Elements:

1. Develop programs to locate potential visitors to Boston and plan ways to reach larger tourist markets than are now generally informed about Boston.
2. Develop tourism program to balance use of the City's visitor services throughout the calendar year so as to minimize projected high impacts in peak periods.

300.0

COMPREHENSIVE PLANNING

300.0 Comprehensive Planning & Research

Issues, Problems, Opportunities

The results of planning during the early 1960's led to a series of major rebuilding efforts supported by federal renewal funds. The renewal program as envisioned in the City's 1965/1975 General Plan, was designed to bring new investment in housing and business, new public buildings, parks and playgrounds, new tax revenues, and a new vitality to the city. New construction, the rising tax base, and the slowing out-migration of population are evidence of the success of this plan.

During the next decade, continued priority will be given toward fulfilling the remaining critical renewal commitments provided for in the plan. However, given the prospect of declining Federal dollars, continued high inflation and a multitude of emerging needs requiring priority attention, it will be necessary to identify new strategies for allocating City resources including those coming from the Federal government under Community Development Revenue Sharing (CDRS).

Since the responsibility for making decisions on how to spend such Federal funds has shifted from Federal guidelines to local government, it is urgent for the City to clarify its priorities, reevaluate its General Plan, and establish implementation programs utilizing all forms of public and private assistance.

Goal:

To develop tools which integrate long-range demographic analysis with other planning methods in order to improve the City's ability to analyze the impact of proposed developments and to strengthen the City's own policy formulation.

301.0 Land Use

NOTE Re.Land Use Requirement:

Many work elements described in virtually every section of this application relate to land use in some way. The City of Boston has a long history in planning, coordinating and integrating land use planning with other functional planning activities being carried out in the City and Metropolitan Area.

The City of Boston's zoning code which dates back to 1924, was updated, revised and readopted in 1963 by the Boston City Council, at which time the Council established the City of Boston Zoning Commission which has since had the responsibility to enforce and amend the Code.

In 1965, the Boston Redevelopment Authority acting in its capacity as City Planning Board, adopted the City of Boston General Plan as the official master plan of the City.

Since that time the zoning code has been amended from time to time as necessary and appropriate to reflect the long range land use goals of the General Plan.

The Appendix of this Application contains a statement about the Status of Land Use Planning and Implementation Activities currently underway. Taken together, these activities would appear to go far beyond the land use requirements outlined in the Federal Regulations for the 701 Comprehensive Assistance Program.

302.0: Housing

Note Re. Housing Requirement:

Many work elements described throughout the Overall Program Design relate to housing in some way. Of Particular note are:

- 105.0 Housing Policy Plan
- 306.0 City Wide Analysis and Information System
- 307.0 City Wide Goals and Objectives, Policies and Strategies
- 401.0 Neighborhood Analysis and Information System
- 402.0 Neighborhood Goals, Objectives and Policies
- 404.0 Neighborhood Project Planning
- 405.0 Review and Coordination of Private Development Proposals
- 407.0 Neighborhood Conservation and Historic Preservation
- 501.0 Development Project Planning
- 601.0 Housing Improvement Under Community Development

As in the area of land use, the City of Boston has a long history in planning, coordinating and integrating housing planning with other functional elements being carried out in the City and in the Metropolitan Area.

The City of Boston's General Plan, adopted in 1965 as the City's official Master Plan by the Boston Redevelopment Authority, acting as the City's Planning Agency, provides a general framework of goals, objectives, and policies for developing new housing and rehabilitating existing housing in the City of Boston.

The City's planning activities funded under the 701 Program in the past have included many elements relating to housing which update the City's thinking and refine policies relating to housing since the adoption of the General Plan.

Finally, the Appendix of this 701 Application contains a statement describing the status of Housing Planning and Implementation Activities currently underway in the City of Boston.

All of the above noted planning activities have been and are being directed toward promoting the realization, as soon as feasible, the goals of a decent home and a suitable living environment for every family in Boston.

As required in the 701 Housing Element Regulations this process has consisted of the formulation of broad goals and objectives (in measurable terms where possible) and programs for housing Boston's population at a level consistent with national goals specified in Title XVI of the Housing Act of 1968, as Amended and the establishment of procedures and criteria for evaluating programs and activities for achieving housing objectives.

Thus in keeping with these regulations the work elements indicated above have in the past and/or presently may be described as consisting of:

Reviews of available evidence of the assumptions and statistical bases upon which the projection of zoning community facilities and population growth is based.

Activities to strengthen existing programs and policies and to formulate new policies and programs as appropriate to provide for the elimination of the effects of discrimination in housing based on race, color, religion, sex or national origin and provide safeguards for the future.

Reviews of existing policies and programs and the formulation of policies. plans and programs as appropriate to preserve the existing housing stock of the City through such measures as housing preservation, rehabilitation, improvements in housing management and maintenance, and the provision of adequate municipal services.

The identification of housing needs of the current and prospective population by planning district and identifiable segments of the population as appropriate and provisions for the distribution of housing resources (including assisted housing) to meet the needs of all citizens in order to provide wider choices for housing types and location.

The development of public-private policies, strategies and implementation activities necessary to accomplish Boston's housing goals and objectives, including the provision of essential public facilities and services.

Of particular note are the following elements described in project completion reports on file with HUD:

1. Annual Program Completion Report, CPA MA 01 06 1025(A), August, 1973
Code 100 Community Housing Development Program
 - 100.1 Continuing Planning Process
 - 100.2 Major Housing Issues
 - 100.3 Community Housing Development Program Recommendations
 - 100.3.1 Housing Needs
 - 100.3.2 Neighborhood Environment
 - 100.3.3 Action Programs
2. Annual Program Completion Report, CPA MA 01 06 1076, June, 1974
Code 100.0 Special Revenue Sharing and Fiscal Planning
 - 101.0 Community Development Planning for Special Revenue Sharing
 - 102.0 Special Revenue Sharing Fiscal Planning Management
3. Mid Project Progress Report, CPA MA 01 00 1009, October, 1974
Code 400.0 District Planning Program
 - 401.0 Citizen Participation
 - 402.0 Development of Neighborhood Goals, Objectives and Policies
 - 403.0 Neighborhood Project Planning and Management
 - 404.0 Neighborhood Capital Improvements Planning and Programming
 - 405.0 Coordination and Review of Private Development Proposals

The results of the above planning activities were drawn upon heavily in the preparation of the City's Application for Community Block Grants submitted to HUD earlier this year. In this respect the Community Development Application may be viewed as the culmination of a decade of planning in that it presents a reformulation of the City's housing goals, objectives, policies and programs to be pursued over the next decade under the Community Development Block Grant Program.

Taken together, these planning activities would appear to meet or exceed the housing element requirements outlined in the Federal Regulations for the 701 Program.

303.0 Transportation

Objectives: To obtain a better interaction between transportation investments and land use objectives and/or consequences, as well as to improve mobility and make transportation available on a more equitable basis, while minimizing environmental impacts and public and private costs.

To improve traffic circulation, parking supply, public transportation services, and local streets within each neighborhood of the City.

- Work Elements:
1. Analyse commercial parking supply and demand in the central core and in local neighborhood shopping centers throughout the City in relation to vehicular, transit and pedestrian access.
 2. Study fringe parking for local and regional transit station nodes.
 3. Provide assistance to developers of projects containing parking in preparing Air Quality Maintenance Permit requests outside the EPA freeze area.
 4. Study potential transportation needs and impacts of proposed development projects.
 5. Study local street improvements for the provision of safety features, lighting, street furniture, paving, plantings, etc.
 6. Analyse market for new bus routes, especially circumferential or across-town corridors, by times of day, liaison with other municipalities and the MBTA, and make recommendations to appropriate implementation agencies. Monitor and review new bus routes to provide feedback once new route is established.
 7. Establish liaison with major generators (e.g., colleges, hospitals), in their development of fringe parking, shuttle buses, bicycle systems, etc.
 8. Monitor current MBTA operations within and between neighborhoods by maintaining liaison and planning with MBTA for improvements.
 9. Undertake planning to integrate each neighborhood's transportation needs and strategies with those of its surrounding neighborhoods to avoid or minimize conflicts.

303.0 Transportation - continued

10. Formulate mini-bus route proposals to serve residential, commercial and parking concerns in the core area; work with appropriate agencies to implement.
11. Analyse census and other available data on travel patterns, journey to work, etc.; review of changes in modal split over time and development of goals and strategies to stabilize or improve modal split.
12. Analysis of commuter rail plans, capacity, and potential demand; implications for certain areas of downtown (North Station, Back Bay, South Station), relation to transit program.
13. Study retail access including current travel patterns of shoppers and proposed improvements to service (pedestrian walkways, use of transit stations for pedestrian connectors, shuttle services from garages, parking validation, setting of rates to serve retailing, etc.).
14. Study and develop proposals for bike parking in commercial garages.
15. Evaluate the economics of past assessment policies as they relate to transportation concerns including building demolitions, parking lot development; and formulation of proposals for review of assessment practices to meet more closely transportation and urban design objectives.
16. Analyse transportation and urban design aspects of proposed depression of Central Artery.
17. Monitor Logan Airport master planning process now underway by Massport.
18. Study college population's impact on the transportation system (crowding on transit, parking violations, etc.) and recommendations for improvements.
19. Study market for alignment of various elements for the proposed transit development program; as well as its potential impacts on redistribution of land uses.
20. Participate in and cooperation with the Joint Regional Transportation Committee and its Central Transportation Planning Staff.
21. Monitor and assist in the development of established projects.
22. Pursue operational improvements with MBTA and MDPW.
23. Cooperate with City line departments on proposed improvements.

303.0 Transportation - continued

24. Carry out planning activities relating to Environmental Protection Agency transportation controls.
25. Undertake transportation planning related to the Bicentennial.
26. Integrate transportation planning activities with those relating to neighborhood planning, urban design, and urban renewal project implementation.

304.0 Economic Development

Objective: To develop policies and programs for encouraging private investment in Boston and for increasing job opportunities for City residents.

- Work Elements:
1. Formulate policies, strategies and programs for attracting investment to the City's core area.
 2. Complete economic components of Plan for Downtown Boston.
 3. Formulate policies, strategies and programs to revitalize neighborhood commercial centers.
 4. Review and evaluate current trends relating to demand for office development in Boston.
 5. Review and evaluate Boston's labor force in relation to employment opportunities generated by new development in the City.
 6. Review and evaluate retail trade in the City.
 7. Review and evaluate Boston's economic strengths and weaknesses relative to the nations largest cities and metropolitan areas.
 8. Review and evaluate the impact of Boston's Urban Renewal Program on the City's economy and employment.
 9. Review and evaluate the potential impact of EPA Standards and regional transportation plans on the City's economy.
 10. Analyse population mobility and worker migration in the City of Boston.
 11. Review and evaluate economic costs and benefits of depressing the Central Artery.
 12. Analyse economic impact of Entertainment District both within the district and in adjacent areas.
 13. Analyze market conditions, financial feasibility and potential economic costs and benefits of the Park Plaza development.
 14. Formulate policies and strategies to improve the City's tax structure, including policies and strategies to generating revenues from profit making uses on Massport properties and from non-profit presently untaxed private institutions.

304.0 continued

15. Develop a Manpower Training Program geared toward solving mis-match which currently exists between newly created jobs and City residents for new jobs downtown.

305.0 Culture Recreation and Open Space

Objective: To plan for the protection and enhancement of open spaces, recreation facilities, and cultural assets, and to develop the potential of private and public institutions and recreation facilities to provide services and facilities to all the City's neighborhoods.

Work Elements:

1. Monitor activities to acquire and preserve natural areas not part of an open space "system".
2. Continue the program of rehabilitating existing neighborhood open space areas and recreational facilities.
3. Plan improvements to the neighborhood public environment particularly redesign of streets and parking areas and other informal public areas.
4. Prepare parks and open space proposal for submission to Bureau of Outdoor Recreation for funding in Fiscal 1976.
5. Study opportunities and methods for protecting natural areas included in the Boston Urban Wilds Program. Areas of study include vacant land, wetland, rock outcroppings, easements, scenic and historic areas.
6. Identify vacant city-owned lots which may be reused as community gardens or mini-parks.
7. Monitor and participate in Neponset River and Mother Brook planning and capital improvement program activities being carried out by the Metropolitan District Commission.

306.0: CITY WIDE ANALYSIS AND INFORMATION SYSTEM

Objective:

To develop and maintain an ongoing system for collecting, retrieving and analysing planning data and information for the City as a whole.

Work Elements:

1. Analyse recent, current and projected investment allocations in the City relating to public facilities, community development, housing, medical and higher education institutions, commercial and industrial investment.
2. Prepare fact book on the economy, population and fiscal aspects of the City of Boston.
3. Compare cost of living in Boston with that of other large Metropolitan areas.
4. Analyse the impact of revaluation of assessments, by type of property and by area of the City and formulate City strategy and policies.
5. Establish computerized system for monitoring public and private construction underway or planned in the City.

307.0: CITY-WIDE GOALS AND OBJECTIVES, POLICIES AND STRATEGIES

Objective:

To formulate realistic city-wide long-range goals, objectives, policies and strategies.

Work Elements:

1. Formulate 1975-1985 investment targets centering on the city population, economy, fiscal strategy and tax policy as elements to be incorporated into the City's new General Plan.
2. Prepare review draft of Boston's 1975-1985 General Plan to succeed the 1965-1975 Plan.
3. Review elements of the draft of the Downtown Plan including sections on the economy, retail, investment and finance, land use, zoning and urban design and publish final document.

400.0

NEIGHBORHOOD PLANNING

400.0 Neighborhood Planning

Issues, Problems, and Opportunities

The neighborhood planning and development effort is an important ingredient in planning for continued upgrading and stabilization of Boston's neighborhoods. This effort concentrates on the development of a continuing neighborhood analysis capability in order to identify neighborhood needs and problems.

However, problems resulting from shifting populations lagging opportunities for jobs and income growth and shortfalls in public and private investment persist in some neighborhoods. These problems include deteriorating housing, abandonment, declining neighborhood shopping areas, traffic and transportation issues, and lack of investor confidence.

Goals: To reinforce and expand the planning process at the neighborhood level providing channels for community input into all phases of the planning and decision making process.

To develop a continuing neighborhood analysis capability.

To develop strategies for maximizing municipal resources as an incentive for neighborhood revitalization.

To continue ability to plan for day-to-day issues in each neighborhood of the City, to develop overall strategies for the various neighborhood functions, and to build up monitoring capacity for improved neighborhood planning.

401.0 Neighborhood Analysis and Information System

Objective: To develop and maintain an ongoing system for collecting, retrieving and analyzing planning data and information for each neighborhood in the City.

Work Elements:

1. Compile and analyze neighborhood data and information such as census data, population and economic trends, historical background, migration, land use and housing conditions.
2. Improve the retrieval system for information pertaining to publically owned land as well as private properties in danger of tax foreclosure.

402.0 Neighborhood Goals, Objectives, Policies and Strategies

Objective: To formulate realistic goals, objectives, policies and strategies for improving and enhancing each of the City's neighborhoods.

Work Elements:

First Year: 1. Prepare Neighborhood Planning Policy Statements for each neighborhood in the City as follows:

Allston/Brighton, Back Bay/Beacon Hill, Fenway/Kenmore, North End, South End, Dorchester, Mattapan/Franklin, Roxbury, West Roxbury, Roslindale, Hyde Park, Jamaica Plain/Mission Hill, South Boston.

2. Statements will include data base, review of past public and private investment, analysis of issues, strategies and future investment needs.

Second and Third Years:

Continue activities outlined above and carry out appropriate updating of neighborhood data base.

403.0 Neighborhood Capital Improvements Planning and Programming

Objective: To provide technical planning assistance to the Public Facilities Department, the Parks and Recreation Department, and other city departments in planning and programming new and improved community facilities responsive to neighborhood needs and desires.

Work Elements:

- First Year:
1. Assist Public Facilities Department in formulating neighborhood priorities for the Capital Improvements Program for fiscal year 1977.
 2. Assist Parks and Recreation Department in formulating priorities for new and improved parks for fiscal year 1977.
 3. Assist other City departments and Mayor's Office in formulating priorities for the Capital Improvements Program for fiscal year 1977.
 4. Review and evaluate long term needs for Capital Improvements in each neighborhood (on going).

Second and Third Years:

Continue activities outlined above.

404.0 Neighborhood Project Planning and Management

Objective: To plan and bring to execution stage neighborhood development projects aimed at improving environmental conditions, developing new and rehabilitated housing, fostering economic development, and providing new or improved public facilities.

Work Elements:

- First Year:
1. Provide project planning assistance to neighborhood groups and to City administration in pursuing priority neighborhood development projects.
 2. Develop planning and development program and strategies for First Street area in South Boston.
 3. Complete and publish South Boston Seaport Access Road Report.
 4. Study development potentials and improvement opportunities in Blue Hill/Columbia Planning area.
 5. Assist the Boston Housing Authority in preparing development packages for new public housing, such as Peabody Square, Dorchester Turnkey proposal for elderly housing.
 6. Assist neighborhood groups in studying feasibility of establishing a Teen Center in Allston/Brighton.
 7. Finalize planning, design and financial analysis on NDP II Site in East Boston with community groups.
 8. Complete design phase for Sumner Street Waterfront Park in East Boston.
 9. Review implications of Containerport Study as they relate to Moran Terminal and neighborhoods in Charlestown, South Boston and East Boston.
 10. Formulate final recommendations for North End Indoor Recreation Facility.
 11. Prepare Fen/Pac-BRA planning work program for Fenway Renewal area.
 12. Prepare proposals for upgrading Commonwealth Avenue Mall and Kenmore Square.
 13. Develop strategies for revitalization and stabilization for the Peterborough section of the Fenway.

404.0 continued

14. Develop strategies and policies for maximizing residential reuse potentials of institutional properties in Back Bay.

Second and Third Year:

Continue activities similar to those outlined above.

405.0 Review and Coordination of Private Development Proposals

Objective: To review and coordinate private development proposals submitted for approval for zoning variances, Planned Development Areas, or 121A Projects to ensure that such developments are consistent with neighborhood goals, objectives, and policies.

- Work Elements:
1. Work with Little City Hall and local neighborhood residents in reviewing and evaluating private development proposals to ensure that sound planning and design requirements are met and that new development is consistent with current and projected neighborhood needs (ongoing).
 2. Aggregate private development proposals on a neighborhood basis (ongoing).
 3. Review proposals for development on MHFA housing on Edison Green, Lower Mills and Cedar Grove in Dorchester.
 4. Review proposals for development of elderly housing on St. Mary's site in North End.
 5. Review proposals for Boys' Club Parking Facility development on site near Callahan/Sumner Tunnels in North End.
 6. Review proposals for new housing development on site at Orleans Street, Border Street and McLellan Highway in East Boston.
 7. Monitor progress of Convent Site housing proposal in Mission Hill.
 8. Review plans for luxury housing on Hellenic College site in Jamaica Plain.
 9. Coordinate institutional development plans such as MASCO Service Center, Affiliated Hospital Center, New England Baptist Hospital, and Boston State College in the Fenway Medical area.
 10. Assist neighborhood groups in devising implementation strategies for developing housing on the backside of Mission Hill.
 11. Assist Roxbury Action Program in carrying out development activities in John Eliot Square.

405.0 continued

12. Monitor land use and environmental implications of master planning efforts for Logan Airport, currently underway by Massport.
13. Conduct restudy in conjunction with Fen/Pac of disposition Parcels 12 and 13 to determine feasibility of redevelopment alternatives.

406.0 Neighborhood Economic Development and Private Investment

Objective: To develop a coordinated set of City policies, programs, and plans to maximize achievement of the City's economic targets that are responsive to neighborhood needs.

- Work Elements:
1. Work out with local residents and businessmen improvement programs for neighborhood shopping areas including Grove Hall and Dudley Station in Roxbury; Codman Square and Uphams Corner in Dorchester; Harvard Avenue, Allston; Broadway, South Boston; Cleary Square, Hyde Park; and Roslindale Square, Roslindale; Centre Street, West Roxbury; Egleston Square and Centre Street, Jamaica Plain; Charles Street, Beacon Hill; and Newbury Street, Back Bay.
 2. Assist the Mayor's Economic Development and Industrial Commission in the development of specific economic and manpower programs at the neighborhood level.

407.0 Neighborhood Conservation and Historic Preservation

Objective: To conserve existing neighborhoods having unique historic and/or cultural interest and to preserve historic landmarks.

- Work Elements:
1. Initiate Phase II, "Economic Factors in Downtown Conservation" of a three phase study of conservation in downtown Boston. (Phase I funded by a Comprehensive Planning Assistance Grant) As part of this phase, review effects of local zoning and assessment practices and tax policies on older buildings. Analyze the economics of rehabilitation and re-use of prototypical structures in the Downtown. Identify possible markets for nineteenth and early twentieth century commercial structures.
 2. Begin investigation of preservation tools, including protective designations, special zoning techniques and economic incentives for applicability to specific preservation problems in the Downtown.
 3. Continue survey and inventory of buildings and areas of historic and/or cultural interest in neighborhoods of the City.
 4. Develop preservation programs including, as appropriate, local consciousness raising, National Register recognition, economic incentives and rehabilitation guidelines for various neighborhoods including Lower Mills, Wellesley Park, Dorchester, South Boston, East Boston, Roxbury, and Fenway-Kenmore.
 5. Monitor public and private development activities affecting properties of architectural or historical significance.
 6. Develop informational kiosks for significant areas including Dock Square and the Downtown Waterfront.
 7. Work for passage of Boston Landmarks legislation currently before City Council and secure approval by the State legislature.
 8. Provide technical assistance to the City's Bicentennial Office, Boston 200.
 9. Participate with the National Park Service in the preparation of a master plan for the Boston National Historic Park and the Boston Naval Shipyard - USS Constitution National Historic Site.
 10. Assist the National Trust for Historic Preservation in preparations for National Conference to be held in Boston in October, 1975.

407.0 continued

11. Coordinate City of Boston activities related to applications for assistance under the preservation grant program of the National Park Service.

500.0

DEVELOPMENT PLANNING AND MANAGEMENT

500.0 Development Planning and Mangement

Issues, Problems and Opportunities

Within the overall framework of city-wide and neighborhood planning are a number of important ongoing planning, design and adminisitrative functions. These functions, which include Development Project Planning, Environmental Review, Urban Design, and Zoning Planning and Administration complement city-wide and neighborhood planning by relating specific development activities to broader city and neighborhood goals, objectives and policies.

Goal: To maintain and improve the development planning system to ensure that implementation of development projects is expeditious and consistent with overall goals, objectives and policies of the City and its neighborhoods.

501.0 Development Project Planning

Objective: To prepare major planning and development studies for key sites and to evaluate use of new and existing instruments for public and private development.

- Work Elements:
1. Prepare development planning studies for the reuse of the Charlestown and South Boston Naval Bases.
 2. Develop planning studies and recommendations for encouraging other developments on specific key sites throughout the City.
 3. Analyse the use of state-aided urban renewal for key sites needing significant input from the public sector.
 4. Work out details of final agreements between National Park Service and the City on the establishment of U.S.S. Constitution National Park.
 5. Participate with State and Southwest Corridor Land Use Coalition in reuse of Corridor land.

502.0 Environmental Review

Objective: To develop plans and programs for the protection and enhancement of neighborhood environmental qualities, to coordinate plans and development proposals with federal and state agencies concerned with environmental improvement, and to develop a process for review of all efforts from an environmental viewpoint.

- Work Elements:
1. Develop strategies for reviewing environmental aspects of federally funded projects.
 2. Monitor efforts undertaken to prepare environmental reports on development projects.
 3. Coordinate Section 106 Historic Preservation Reviews.
 4. Continue review of all environmental matters through the Authority's Environmental Review Group.
 5. Review and revise, as appropriate, the City's environmental regulations and procedures, based on previous experience and new state and federal guidelines.
 6. Systematize the City's environmental review procedures including the development of guidelines, manuals, etc., for environmental reviews, assessments and impact reports.
 7. Establish a record system for the City's environmental reviews, findings and determinations.
 8. Develop inventory of the City's environmental review requirements.
 9. Establish procedures for inter-agency environmental reviews, where appropriate.
 10. Monitor changes in state and federal environmental regulations, legislation, and legal decisions and comment on them as appropriate.

503.0 Urban Design

Objective: To provide the City and its neighborhoods with urban design assistance and services and insure that new development complies with sound urban design guidelines.

- Work Elements:
1. Participate in all design and physical aspects of the City's major planning and development program, including Comprehensive Planning, Development Planning and Management, Community Development Planning and Programming.
 2. Develop design guidelines and objectives for future developments or project planning areas and districts that will assure the physical and functional harmony of the development both to itself and with its surroundings.
 3. Prepare project and area urban design analysis, guidelines, objectives and criteria for use on working with community groups and others, and for providing design services of all forms where necessary.
 4. Prepare project and area design analysis for use in the physical planning and urban design aspects of Boston's neighborhoods and commercial centers.
 5. Incorporate where possible proper design and physical planning principles into existing zoning and other regulatory programs, and work toward the development of other techniques and programs for effective implementation of those principles.
 6. Administer the Design Review Process for programs and developments for which design review and approval is required by law, including 121-A developments, Planned Development Areas, Zoning Board of Appeals, and for Urban Renewal Land or Disposition Parcels.
 7. Provide urban design, architectural, landscape, graphic, technical and rehabilitation services to City agencies and to other BRA departments including the Parks and Recreation Department in the design and development of recreational spaces and facilities; the Public Works Department and the BRA Engineering staff on matters of street lighting, tree planting and street alignment.

504.0 Zoning Planning and Administration

Objective: To adjust the City's basic zoning regulations to reflect new priorities for land use, eliminate haphazard land use patterns, and to provide a framework for more rational land use development, and to administer the staff of the Zoning Commission and Zoning Board of Appeal and prepare necessary amendments to Zoning Code and Zoning Map.

- Work Elements:
1. Identify key areas, where new uses are appropriate, and which call for important changes in zoning.
 2. Review and evaluate the City's Zoning Code as a guide to future patterns of land use and the demands of development.
 3. Propose amendments of code to reflect new concepts in zoning, such as incentive zoning, special districts, etc.
 4. Continue to administer zoning cases for Board of Appeal and Zoning Commission.

600.0

COMMUNITY DEVELOPMENT PLANNING AND PROGRAMMING

600.0 Community Development Planning and Programming

Issues, Problems and Opportunities

During the past two years, major efforts have been undertaken to prepare preliminary recommendations for programs to be carried out under Community Development Revenue Sharing.

These efforts are continuing under the direction of the Mayor's Office and the newly created Neighborhood Development Council. The product of these efforts to date has been the establishment of City policies to give highest priority for use of its Community Development Grants to a set of programs directed toward stabilizing and improving existing neighborhoods threatened by forces of deterioration and decline.

These policies acknowledge the strong relationship residential areas within Boston's neighborhoods have with commercial centers. Uphams Corner to Jones Hill and northern Dorchester, Central and Maverick Square to East Boston, Broadway to South Boston, Centre Street to Jamaica Plain, and Dudley Street to Lower Roxbury are but a few examples of areas having these relationships. Most of the commercial areas were developed during the streetcar period and are outdated by present marketing standards. Some have inadequate parking or no magnet store, others are poorly designed. These policies also recognize the relationship of neighborhood viability and incomes, noting that housing abandonment and commercial decline have influenced the declining ability of neighborhood residents to pay for housing costs and consumer goods caused by declining real income.

From these policies has emerged a four pronged "Neighborhood Stabilization Program", the components of which include Housing Improvement, Commercial Center Revitalization, Job Creation and Income Assistance and Public Facilities Improvements.

Goal: The primary goal of the Community Development Planning Program for

Boston over the next five years is the stabilization of neighborhoods by taking specific measures which will preserve the existing housing stock and generally upgrade the overall appearance and attractiveness of the community and encouraging existing residents and shopkeepers to remain, but to make the neighborhoods sufficiently attractive so that, when necessary, new owners and residents will find these neighborhoods attractive and replace -- not displace -- the former occupants.

601.0 Housing Improvement Under Community Development

Objective: To develop a city-wide housing program with target areas which concentrate services in threatened neighborhoods of the City where maximum benefit in terms of housing fix-up, maintenance, and overall improvements can insure neighborhood stability and attractiveness.

- Work Elements:
1. Develop a demolition program for the approximately 1,100 abandoned buildings in the City, some of which by their presence have a direct negative impact on a neighborhood's stability. A concentrated program would take down the majority of these buildings, loam over the vacant land, and ease the sale to the abuttor, or provide for development as off-street parking or a park.
 2. Develop an expanded Housing Improvement Program. Most of the neighborhoods whose stability is threatened pay a disproportionately high amount of their operation expenses for taxes. An expanded HIP (perhaps upwards of 50%) would be made available and should be paid "up-front" immediately after the improvements have been made.
 3. Explore benefits of a low interest rate loan fund. A 3% interest or similar low cost loan could be made available to assist lower income people to make large-scale code improvements.
 4. Develop programs for systematic enforcement of existing codes in specific areas.
 5. Formulate programs for technical services which would provide consultation on financing, repair needs, tenant-landlord issues, etc.
 6. Formulate human service programs necessary to supplement and support physical improvement projects and programs being carried out under CDRS.

602.0 Commercial Center Programs Under Community Development

Objective: To develop a program for commercial centers in targeted housing program areas.

- Work Elements:
1. Develop a program for traffic and parking improvements, create and refine off-street parking areas, and channelize and signalize traffic.
 2. Develop priorities for trees, new sidewalks, street lighting, and public facilities, including libraries, Little City Halls, etc., in local neighborhood commercial centers.
 3. Investigate programs to encourage storefront rehabilitation in neighborhood commercial centers.
 4. Identify sites and parcels requiring acquisition for new development and/or public facilities eligible for funding under CDRS.

603.0 Job Creation And Income Assistance Under Community Development

Objective: To explore role of CDRS in jobcreation and income assistance in neighborhoods with extremely low family incomes and high unemployment rates.

Work Elements:

1. Develop programs for the creation of job centers.
2. Explore benefits of direct income assistance to households without sufficient means to pay for their housing costs.

604.0 Public Facilities Improvements Under Community Development

Objective: To promote neighborhood stabilization and improvement through the programming of public improvements in support of other community development activities and to provide public incentives to restore private investor confidence in threatened neighborhoods.

Work Elements:

1. Develop Community Development Program recommendations for community facilities and public improvements.
2. Develop Community Development Program recommendations for neighborhood recreation and open space improvements.
3. Develop plans for new and improved health, social service and recreation multi-purpose centers serving the needs of youth and elderly and disadvantaged individuals and families.

605.0 Environmental Review Under Community Development

Objective: To develop the City's capability to review environmental impacts federally assisted projects implemented with funds under Title I of the Housing and Community Development Act of 1974.

- Work Elements:
1. Develop environmental review procedures to implement federally assisted community development projects in accordance with HUD regulations, including development of review guidelines and formats for environmental review records, required forms, and notices.
 2. Prepare inventory of environmental reviews to be carried out in connection with federally funded community development projects.
 3. Prepare work programs for carrying out environmental reviews to be carried out in connection with federally funded community development projects.

700.0 Management and Overhead Costs (701 Program)

This category describes the management and overhead costs required to carry out the activities supported by the 701 Comprehensive Assistance Grant requested in this application.. These costs include the Project Inspection Fee, Fringe Benefits and Overhead.

701.0: Project Inspection Fee

In accordance with the Project Inspection Fee Schedule in Appendix 6 of Handbook II, Comprehensive Planning Assistance, Managing a Grant, the fee schedule for a grant of \$180,000 has been computed to be \$1550.

702.0: Fringe Benefits

Fringe benefits for salaried employees of the Boston Redevelopment Authority, which has been designated to manage the 701 Grant in behalf of the Mayor have been computed as a percentage of direct salaries as follows:

Health Insurance	- 4.00%
Retirement	<u>-13.25%</u>
Total	-17.25%

A total of \$132,345 has been allocated in the 701 Budget for Staff salaries.

Thus Fringe Benefits equal $17.25\% \times \$132,345 = \$22,829$

703.0 Overhead Costs

Overhead costs, including rental of office space and office equipment, office supplies, internal reproduction, etc., have been computed as 15% of the sum of direct salaries and fringe benefits.

Thus:

$$\text{Overhead} = 15\% (132,345 + 22,829) = 23,276$$

PART V
ASSURANCES

PART V

ASSURANCES

The Applicant hereby assures and certifies that he will comply with the regulations, policies, guidelines, and requirements including OMB Circulars Nos. A-87, A-95, and A-102, as they relate to the application, acceptance and use of Federal funds for this Federally assisted project. Also the Applicant assures and certifies with respect to the grant that:

1. It possesses legal authority to apply for the grant; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this agreement.
3. It will comply with Title VI of the Civil Rights Act of 1964 (42 USC 2000d) prohibiting employment discrimination where (1) the primary purpose of a grant is to provide employment or (2) discriminatory employment practices will result in unequal treatment of persons who are or should be benefiting from the grant-aided activity.
4. It will comply with requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646) which provides for fair and equitable treatment of persons displaced as a result of Federal and federally assisted programs.
5. It will comply with the provisions of the Hatch Act which limit the political activity of employees.
6. It will comply with the minimum wage and maximum hours provisions of the Federal Fair Labor Standards Act, as they apply to hospital and educational institution employees of State and local governments.
7. It will establish safeguards to prohibit employees from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
8. It will give the grantor agency or the Comptroller General through any authorized representative the access to and the right to examine all records, books, papers, or documents related to the grant.
9. It will comply with all requirements imposed by the Federal grantor agency concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Office of Management and Budget Circular No. A-102.

APPENDIX

SUPPORTING ATTACHMENTS AND RELATED DATA

ORGANIZATIONAL CHARACTERISTICS STATEMENT

ORGANIZATIONAL CHARACTERISTICS STATEMENT

The Boston Redevelopment Authority, established in accordance with General Law, Chapter 121B, has the sole responsibility for urban renewal activities in the City of Boston.

Under Chapter 652 of the Massachusetts Acts of 1960, the City Planning Board was merged with the Boston Redevelopment Authority, and the function, duties and responsibilities for city-wide planning and development became the responsibilities of the Boston Redevelopment Authority.

The Boston Redevelopment Authority consists of five Board Members, four of whom are appointed by the Mayor of Boston (with City Council approval) and one of whom is appointed by the Governor of Massachusetts.

The following tables provide information concerning the Authority's staff and salary range for positions within the Authority.

ORGANIZATIONAL CHARACTERISTICS STATEMENT

AGENCY* REPRESENTATION	TOTALS		Male	Female	White (non Minority)	Negro	Spanish- American	Oriental	American Indian	Other Minority	Elected Officials	
	Filled	Auth										
Policy Body Exec. Comm.	5	5	5	-	5	-	-	-	-	-	-	
STAFF POSITIONS	351		223	128	303	41	4	3	-	-	-	
FULL-TIME Professional Sub-Prof.	169		138	31	150	8	-	1	-	-	-	
	170		77	93	144	22	4	-	-	-	-	
PART-TIME PROFESSIONAL Sub-Prof.	2 10		17	13	27	-1	-2	-	-	-	-	

*TOTAL AREAWIDE Population _____
 POPULATION with Areawide Representation _____
 NUMBER of Governments Represented _____
 NUMBER of Governments not Represented _____

*VOTING FORMULA

- ☒ 1 Vote per Government
 ☒ Other (specify) _____
☒ Vote according to population
☒ Combination to above

*FOR AREAWIDE AGENCIES ONLY

OVERALL PROGRAM DESIGN WORK SCHEDULE

Appendix 5

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMPREHENSIVE PLANNING ASSISTANCE PROGRAM
OVERALL PROGRAM DESIGN WORK SCHEDULE

[illegible]

A-95 COMMENTS

A-95 LETTERS AND COMMENTS

In accordance with HUD procedures and Office of Management and Budget Circulation A-95 Guidelines, the Boston Redevelopment Authority has notified the Metropolitan Area Planning Council and the Commonwealth of Massachusetts Office of State Planning and Management of its intentions to file an application for funding under HUD's Comprehensive Planning Assistance Program. In addition, copies of this application have been forwarded to these agencies.

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

MAR 26 1975

Ms. Adriana Gianturco
Acting Director
State Planning & Management Office
100 Cambridge Street
Boston, MA 02202

Dear Ms. Gianturco:

In accordance with the requirements of the Department of Housing and Urban Development, I am notifying you of the City of Boston's intent to file an application for a grant under the 701 Comprehensive Planning Assistance Program.

This application will be filed by the Boston Redevelopment Authority on behalf of the Mayor.

A copy of the completed application will be forwarded to you.

Sincerely,

Robert T. Kenney
Director



CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

KEVIN H. WHITE
MAYOR

Ms. Adriana Gianturco
Acting Director
State Planning & Management Office
100 Cambridge Street
Boston, Massachusetts 02202

Dear Ms. Gianturco:

On March 20, 1975, your office was notified of the City of Boston's intent to file an application to the Department of Housing and Urban Development for a grant under the 701 Comprehensive Planning Assistance Program.

In accordance with HUD Procedures and Office of Management and Budget Circular A-95 Guidelines, I am forwarding you a copy of the completed application submitted to HUD today.

The Overall Program Design contained in the application covers a twelve-month period beginning July 1, 1975.

I look forward to your favorable review and comment on this application.

Sincerely,

Kevin H. White
Mayor

cc: Robert T. Kenney, Director B.R.A.

Enclosure

Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

MAR 26 1975

Mr. Richard M. Doherty, Executive Director
Metropolitan Area Planning Council
44 School Street
Boston, MA 02108

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This application will be filed by the Boston Redevelopment Authority on behalf of the Mayor.

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Robert T. Kenney
Director



CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

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Sincerely,

Kevin H. White
Mayor

cc: Robert T. Kenney, Director B.R.A.

Enclosure

AGENCY COORDINATION STATEMENT

AGENCY COORDINATION STATEMENT

The Boston Redevelopment Authority is responsible for both urban renewal and planning and development activities in the City of Boston. In its capacity as planning and development agency for the City, the BRA coordinates its functions with various local, regional, State and Federal agencies and boards performing related functions. Those with whom the Authority coordinates most frequently include the following:

1. United States Department of Housing and Urban Development on activities relating to Federal assistance for planning, urban renewal, housing, parks and open space, and community facilities among others.
2. United States Department of Transportation on activities relating to Federal assistance to transportation systems.
3. United States Department of Interior - Bureau of Outdoor Recreation on federally assisted parks and open space projects funded under the Land and Water Conservation Fund.
4. United States National Parks Service - Office of Archaeology and Preservation on historic preservation activities relating to placing historic structures and areas on the National Register and to funding applications to restore historic structures.
5. Commonwealth of Massachusetts - Department of Community Affairs (DCA) on State planning issues relating to the City and on urban renewal projects requiring State review. Most recent activities involving BRA-DCA coordination include Park Plaza, preliminary discussions concerning possible planning funds for several neighborhood development projects, and review of DCA's housing study pertaining to minority housing opportunities in the Commonwealth.
6. Commonwealth of Massachusetts - State Planning and Management Office on funding applications requiring A-95 review.
7. Massachusetts Housing and Finance Agency on issues relating to MHFA sponsored housing development in the City.

8. Commonwealth of Massachusetts - Department of Public Works on issues relating to State highway plans affecting the City of Boston.
9. Commonwealth of Massachusetts - Department of Natural Resources on issues relating to state review and approval of applications for open space funds under the Land and Water Conservation Fund of the Federal Bureau of Outdoor Recreation.
10. Metropolitan Area Planning Council (MAPC) on metropolitan and regional planning issues relating to the City and on the funding applications requiring A-95 review. In addition to regular staff coordination activities, the designee of the Chairman of the Boston Redevelopment Authority is the BRA's official representative to the MAPC. Representatives also serve on MAPC Technical committees on Transportation and the Joint Regional Transportation Committee.
11. Metropolitan District Commission (MDC) on planning issues applicable to the City of Boston relating to the metropolitan park system, the MDC Sewer and Water System and transportation planning issues involving MDC parkways and highways.
12. Massachusetts Bay Transportation Authority (MBTA) on planning issues relating to mass transportation affecting the City of Boston.
13. Boston Housing Authority (BHA) on issues relating to plans for improvement and construction of low-income families and for elderly persons of limited means.
14. City of Boston - Public Facilities Department (PFD) on issues relating to planning for improvements and construction of community facilities and in the preparation of the City's Capital Improvement Program.
15. City of Boston - Parks and Recreation Department on planning activities for improving and constructing City parks, playgrounds and recreation facilities.
16. City of Boston - Public Works Department on planning and design issues relating to improvement and construction of public ways, street lighting, and sewerage and water systems within the City.

17. City of Boston Building Department on planning, zoning and design issues relating to construction, altering or demolition of buildings within the City.
18. City of Boston Housing Inspection Department on planning activities relating to identifying priority areas in the City requiring code enforcement and in preparing the City's Systematic Code Enforcement Program.
19. City of Boston Mayor's Office - The Mayor's Cabinet serves as a committee of department heads and City commissioners who review major policy questions in direct consultation with the Mayor.
20. Neighborhood Development Council on planning activities relating to plans and programs funded under Community Development Block Grants and coordination with the staff of OPS, PFD and BRA(DPP) in carrying out certain types of neighborhood planning.
21. City of Boston Mayors Office of Public Service and Little City Halls responsible for, among other things, community participation aspects of the planning process both city-wide and at the local neighborhood planning levels.
22. City of Boston Conservation Commission responsible for policy issues relating to conservation and environment.
23. City of Boston Economic Development and Industrial Commission (EDIC) responsible for commercial and industrial development, increasing job opportunities for minorities and the City's economy. BRA-EDIC have a joint work program on replanning and reusing the Charlestown and South Boston Naval Bases. This cooperation assures that the City's goals, in terms of new employment and protection and enhancement of the environment will be achieved.
24. Commonwealth of Massachusetts, Executive Office of Environmental Affairs on environmental reviews required under the Massachusetts Environmental Protection Act.

CITIZEN INVOLVEMENT STATEMENT

CITIZEN INVOLVEMENT STATEMENT

The Boston Redevelopment Authority provides wide opportunities for community residents to be involved in the planning process and in decisions affecting them.

District Planning Program staff in close cooperation with the City's Little City Hall staff communicate regularly and frequently with community leaders, groups and individual residents as appropriate in carrying out planning activities throughout the City's 15 planning districts.

BRA Community Development Department staff in close cooperation with District Planners and Little City Hall staff work with officially designated project area committees in federally assisted urban renewal projects.

BRA Zoning staff in close cooperation with District Planners notify and often communicate with abutters and others affected by zoning changes and variance decisions being considered by the Zoning Commission and the City's Zoning Board of Appeal.

The Director of the BRA in concert with his deputies, senior staff and the Mayor's Office is in frequent communication with groups having city-wide representation on planning activities and issues having city-wide significance.

To insure that information concerning BRA activities is disseminated widely throughout the City, the BRA publishes a periodic newsletter entitled, PERSPECTIVE, copies of which are sent to thousands of community groups, leaders, individuals and the media each time it is published. Thousands of additional copies are made available for local residents via the City's Little City Halls and Public Libraries.

EQUAL OPPORTUNITY STATEMENT

EQUAL OPPORTUNITY STATEMENT

The Overall Program Design (OPD) contains a number of program elements directed toward correcting the effects of past discrimination and improving opportunities for minorities to share equitably in the social, economic and physical resources of the City of Boston.

The Boston Redevelopment Authority policies aimed at improving equal opportunity already in operation include:

1. BRA Equal Opportunity Compliance Policy
2. BRA Affirmative Action Program
3. BRA Family Relocation Procedures

In addition, the BRA through its manifold planning and renewal activities affords opportunities on a non-discriminatory basis for all residents and community groups in the City of Boston to participate actively in the planning and decision-making process. BRA staff communicate and meet regularly and frequently with community groups in virtually every neighborhood of the City in order to assure that community needs and desires are incorporated into BRA policies and decisions affecting local residents.

STATEMENT OF
CURRENT STATUS OF HOUSING PLANNING AND IMPLEMENTATION ACTIVITIES

CURRENT STATUS OF HOUSING PLANNING AND IMPLEMENTATION ACTIVITIES

General

Since 1960, the quality of Boston's housing stock (some 230,000 dwelling units) has been substantially upgraded with the construction of some 25,000 dwelling units, the demolition of some 20,000 units and the rehabilitation of approximately 15,000 units; taken together, these charges are equivalent to one-fourth of the total stock.

Drawing on the new factors of strength which have emerged in this period, --including the growth in jobs and income, both recent and prospective, an expanding public improvements program, and a recent modest reversal of two decades of population decline (1950-70)--, a multi-faceted housing and neighborhood revitalization program has been marshalled.

A survey of the condition of Boston's housing revealed that approximately 30 percent of the stock is good as is, and that another 40% could be brought up to code standards with repairs averaging \$750 per unit. The remaining 30 percent would require more extensive repairs, and include an estimated 1 percent which would have to be demolished. Program goals for bringing the City's entire housing stock up to code standards, over a 10-year period, involves an estimated cost of approximately \$300 million. Most of this could be financed entirely by the private sector, but a portion would require public subsidy if it is to be done. For this group, a well articulated program, described below, has been developed, and is closely correlated with analyses of neighborhood housing market conditions and household income levels.

One-term (10 year) goals for new housing construction total some 37,000 dwelling units, and include targets for housing for the elderly, and for other low and moderate income families. Recent surveys of developer's plans and proposals indicate that more than 30,000 dwelling units are in various stages

Current Status of Housing Planning and Implementation Activities- continued

of planning and development in site specific locations.

Boston's effort to provide housing for low income families has been large, with some 34,000 dwelling units, equivalent to 15 percent of the housing stock, made up of subsidized and public housing.

One program currently under design, for which new types of Federal funding would be needed, centers on housing allowances for an estimated 30,000 households, --13 percent of the City total--, living in housing in fair and poor condition in declining neighborhoods. Major new housing investment in these neighborhoods is considered to be infeasible at the present time, and the strategy centers on supplementing household income and allowing families their choice of housing location in the open market. The estimated cost would be \$30 million annually over a ten-year period.

Status of Housing Planning and Implementation - continued

Existing Housing Picture

Programs to Date: As of 1974, there were a total of 17,700 units in publically subsidized developments and 16,000 units of public housing out of a total of 230,000 housing units in Boston. The three major subsidy programs produced 10,100 units under Section 221(d)(3) (57% of the total units), 4,900 under Section 236 (28%), and 2,700 under Massachusetts Housing Finance Agency (MHFA) (15%). Of the total production, 10,200 (57%) were newly constructed units and 7,500 (43%) were rehabilitated units.

In addition to the 2,500 units rehabilitated under Sections 221 and 236 in urban renewal areas, another 8,400 units in these areas were brought up to standard through Section 312 and 115, FHA and conventional loans, and private funds. An additional 2,600 units were rehabilitated under the latter programs in code enforcement areas.

When Section 312 loans became increasingly scarce, The City established an experimental Mayor's Housing Improvement Program (MHIP). During 1974, the program aided over 1,200 homeowners in bringing their 1, 2, and 3-family buildings up to code standards with private investment totalling over \$3 million. This was accomplished by providing three incentives: 1) a property tax credit equal to 10% of the value of repair work, 2) an exemption from property tax reassessment for repairs initiated under the program, and 3) comprehensive repair and budget counselling services. Because of its success, this program is being improved and expanded using Community Development Revenue Sharing (CDRS) funds.

Current Needs: Of the City's 230,000 housing units, approximately 72,000 are substandard. Of these, about 55,300, or 80%, are habitable but have some deficiencies due to age. The remaining 20% are deteriorating and in substantial need of repair, including approximately 2,200 which are not suitable for rehabilitation.

Status of Housing Planning and Implementation - continued

Recent Planning Efforts

As part of the planning for CDRS, a housing review team, composed of members from the Mayor's Office, Boston Redevelopment Authority (BRA), Housing Inspection Department (HID), and Boston Housing Authority (BHA), has prepared the City's Housing Assistance Plan and housing component of the Neighborhood Improvement Program.

The CDRS housing planning effort grew out of ongoing housing studies carried out by the Mayor's Office and the BRA Housing Task Force. The Mayor's Office work has included dealing with immediate crises such as abandonment and the financial problems of subsidized housing. The BRA Task Force helped initiate the MHIP program and has developed an approach for identifying neighborhood housing dynamics, based on market demand and physical condition, which has enabled the City to differentiate between the housing needs of the various neighborhoods.

Implementation Activities

The Housing Assistance Plan and housing component of the Neighborhood Improvement Program are in the process of being implemented.

Housing Assistance Plan (HAP)

The Housing Assistance Plan set goals for allocation of federal and state housing assistance based on three priorities identified by the housing review team: 1) preserving the existing stock, 2) safeguarding the interest of residents in subsidized multi-family developments facing financial difficulties, and 3) constructing new housing for the elderly.

Preserving the Existing Stock

6,500 units have been proposed to be rehabilitated under MHIP using CDRS to provide a 20% cash rebate. The program will be expanded to be available to resident owners of up to 6-family structures, whose net taxable income

Status of Housing Planning and Implementation - continued

is less than \$16,000. The program will be available on a City-wide basis, with 11 site offices to bring services directly to neighborhoods with the greatest need for the program.

The HAP has also set a goal of providing Section 8 assistance to 1,750 existing standard units and 1,150 rehabilitated units and MHFA assistance to another 500 rehabilitated units. The Section 8 goal will have to be modified because it has been indicated that funding is likely to be approximately half of the City's request. MHFA funds are currently under a court-ordered freeze. However, the City is currently preparing the management structure for administering these Section 8 and MHFA funds.

Safeguarding the Interests of Residents in Subsidized Multi-Family Developments

Many of the new and rehabilitated subsidized multi-family developments built under Section 221(d)(3) and 236 face serious economic programmatic, economic and social difficulties. If these problems are not dealt with immediately, a significant number of low and moderate income dwelling units may be lost through foreclosure and subsequent conversion to market rentals.

The City has proposed a selective program using a portion of the Section 8 funds mentioned above, in conjunction with rent control, code enforcement and tax policy to promote responsible management. Approval of Section 8 funds to owners of subsidized development will be conditional upon the City's estimation of their managerial capabilities.

Constructing New Housing for the Elderly

Approximately 23,000 elderly households are in need of some form of housing assistance. In the past, these needs have been served by using the Turnkey Public Housing Program for the Elderly and the City hopes that this successful program will be revived. In the meantime, Section 8 funds have been proposed to build 1,600 new elderly units in locations carefully chosen to promote and complement private investment in surrounding areas.

Status of Housing Planning and Implementation - continued

Non-Elderly Housing Construction

The HAP also calls for construction of 700 low and moderate income non-elderly units through Section 8 aimed at two goals: 1) achieving income mixing, using the rent-skewing mechanisms of the MHFA, and 2) replacing demolished housing as part of its housing abandonment program.

Other Aspects of the Housing Component of the Neighborhood Improvement Program

In addition to the rehabilitation and new construction programs covered by the Housing Assistance Plan, the Neighborhood Improvement Program includes three other housing efforts: 1) a housing abandonment program, 2) support for special housing programs, and 3) a public housing rehabilitation program.

Abandoned Housing Program

There are currently some 1,100 abandoned houses in the City. These buildings are sources of vandalism, crime and fire and often provoke further abandonment in their surrounding neighborhoods.

During the next year, a comprehensive program for abandoned buildings will be undertaken. The successful Model Cities approach for immediate boarding and securing newly abandoned buildings will be expanded. Sufficient funds have been allocated to virtually eliminate the backlog of abandoned buildings which cannot be rehabilitated and require demolition. In conjunction with expanded demolition efforts, the City is initiating an innovative program to improve the vacant lots with loam, sod or fencing, as necessary, and offer them for sale or lease to abutters on the condition the lots are maintained.

Special Housing Program Support

In conjunction with the other abandonment treatment, the City will sponsor a special demonstration program for rehabilitation of abandoned buildings using CDRS funds. For this program, the City will review proposals from neighborhood-based organizations.

Status of Housing Planning and Implementation - continued

In the area of special programs, the City will also provide funds to support a high-risk revolving loan fund for the Neighborhood Housing Services Program being undertaken by two communities.

Public Housing Rehabilitation

Under CDRS, major basic structural renovations will be carried out in selected older family developments. Other CDRS money will be used in conjunction with Comprehensive Employment Training Act (CETA) funds for special rehabilitation crews working in all developments, on such needs as rehabilitation of vacant apartments, basement security, plastering, and severe maintenance problems.

On-Going Planning

District Housing Strategies

As part of on-going planning and in preparation for next year's CDRS program, the BRA district planners are preparing housing strategies for each of Boston's residential districts. These strategies will be subject of meetings between the district planners, Little City Hall Managers, and local community groups and then become the basis for the next year's activities.

Further Program Development

The BRA Housing Task Force and the Mayor's Office are also continuing development of programs to reach areas which the planners' housing strategies have recognized are not being affected by the existing array of programs. Among their areas of concern are neighborhoods with strong market demand, where mechanisms to protect the interests of low income tenants are needed, and areas with severe deterioration and lack of demand, where housing allowances and the piggybacking of Section 8 and MHIP are being investigated.

Relationship to Other Planning and Management Activities

Planning and implementation of the City's housing activities has taken place in close cooperation with other planning and management activities.

Both planning and policy decisions for all the components of the

Status of Housing Planning and Implementation - continued

Neighborhood Improvement Program have involved inter departmental groups. The planning for the CDRS components has been carried out by review teams which have included members from the relevant agencies. Policy decisions have been made by the Neighborhood Development Council, which includes the heads of key departments concerned with planning and implementation of the Neighborhood Improvement Program. On-going planning for the next year's CDRS program is now being undertaken by neighborhood teams including members of the Mayor's Office, district planners, Little City Hall Managers, and Public Facilities Department staff.

Because of these cross-departmental efforts, the Neighborhood Improvement Program has closely coordinated housing activities with other programs aimed at neighborhood preservation, including a neighborhood commercial centers program, a major capital improvement program and a new Office of Human Services.

STATEMENT OF
CURRENT STATUS OF LAND USE PLANNING AND IMPLEMENTATION ACTIVITIES

CURRENT STATUS OF LAND USE PLANNING AND IMPLEMENTATION ACTIVITIES

General

Over the past decade, the economy of the City of Boston has been experiencing a notable revival with growth in jobs and investment favored by the City's specialization in a broad range of services activities which are expanding nationally. More recently, a process of neighborhood revitalization has been spurred by large scale public improvements, urban renewal, and private investment complementing the favorable impact of the growth of jobs and income. Drawing on these factors of strength, Boston's long-range planning and development effort focuses on specific land use policies and objectives designed to enhance the role of Downtown as the prime job creator and income generator, while revitalizing the neighborhoods as a place to live.

Boston's Downtown Plan, in an advanced stage of preparation, is based on the concept of concentrated growth of Downtown as an expanding service activity center, a revived retail trade center, and as the City's prime expanding residential development area. But Boston's Downtown is also a center of architectural heritage, cultural facilities, parks and recreation, and a large potential for making better recreational and residential use of its waterfront. The Downtown Plan, therefore, distinguishes between growth areas and conservation areas, and proposed office building, commercial and residential uses are very site specific. Much attention is given to the rehabilitation of old structures for new uses.

Boston's planning and development effort for neighborhood revitalization is attuned to the broad diversity in ethnic composition, condition and need, and the future potential. Strategy and plans focus on a modest growth in

population and housing in more centrally located neighborhoods, and stabilization and revitalization in the older, inner city, inner suburb, and suburban type neighborhoods.

Neighborhood business district refurbishing is an important element of the planning work. The role of medical and higher educational institutions loom large in a number of neighborhoods and planning for their accommodation is a major task.

A wide-ranging public improvement program, and targets for private investment are designed to help each neighborhood achieve ambitious goals over the next decade. A public transit oriented transportation program is geared to meet the needs of the City.

Programs being prepared for special development areas to meet the recreational, park, openspace, housing, transportation, and education needs of the City include those for the reuse of the Boston Navy Yard, the Southwest Corridor, Columbia Point, and the depression of the Central Artery.

Much of the planning effort involves metropolitan area wide issues, and land use planning for the City of Boston is being coordinated with the Metropolitan Area Planning Council. The Boston Redevelopment Authority has been an active participant in recent initiatives to broaden the executive and planning role of the MAPC, including new proposals by the MAPC itself, the Boston Area Chamber of Commerce, and the Governor's Metropolitan Development Task Force.

Parks, Recreation and Open Space

This City has taken initial steps to update the comprehensive open space conservation plan for Boston to conform with Bureau of Outdoor Recreation guidelines. Attention devoted to this effort is necessarily limited by insufficient funding which could be alleviated through additional Federal financial assistance.

Current activities include the following:

Current Status of Land Use Planning and Implementation Activities - continued

Parks, Recreation and Open Space

- Inventory and evaluation of natural areas in the City through BRA Boston Urban Wilds Project.
- Planning and development of community gardening program on vacant lots through the City of Boston Parks Department.
- Planning and development of vacant lots for open space purposes by the Public Facilities Department.
- Implementation of projects funded by Bureau of Outdoor Recreation, including Downtown Waterfront Park, South Cove Park, among others.
- Preparation of BOR program for Fiscal '76 funding.

Coastal Zone Management

The City of Boston Environmental Affairs Coordinator and Boston Redevelopment Authority staff have initiated contacts with the Commonwealth of Massachusetts Coastal Zone Management Office for the purpose of participating in the State Coastal Zone Management Program as it relates to coastal areas of the City of Boston. These initial discussions are expected to lead to a more formal working relationship with the State, the Metropolitan Area Planning Council and other nearby localities having problems and opportunities common to those of Boston. Additional planning funds are needed by the City to plan for Boston Harbor in cooperation with the Coastal Zone Management Task Force, since funds received by the State are limited for this purpose.

Flood Plain Zoning

The Planning Department, in cooperation with the Boston Conservation Commission, drafted an amendment to its text of the Boston Zoning Code to provide regulations for the flood hazard district in 1974. Copies were sent to various state and federal agencies for review. The final draft of the text amendment and the flood hazard maps are virtually complete and are expected to be presented for adoption by Zoning Commission of the City of Boston in the summer of 1975. A resolution to qualify the National Flood Insurance is now being considered by the City Council.

Water Quality

In accordance with PL 92-500, the City of Boston is participating with the MAPC, MDC, Mass WPL Division in planning for water quality improvements. City involvement in the National Pollution Discharge Elimination Permit System, Sludge and Wastewater Management Systems and Sewer Improvements are elements of the planning program.

Environmental Protection

The Boston Redevelopment Authority reviews and evaluates the environmental impact of its proposed activities affecting land use pursuant to applicable Federal and State Environmental Regulations.

HISTORIC PRESERVATION STATEMENT

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When activities assisted under this program include the preparation of plans or policies for development which may impact National Register Properties, the City of Boston will prepare appropriate historic preservation assessments.

IDENTIFICATION OF ENVIRONMENTAL ASSESSMENTS

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In accordance with the U. S. National Environmental Policy Act of 1961 and HUD Comprehensive Planning Guidelines requiring assessments of environmental impacts of development projects, the following 701 funded OPD elements are anticipated to result in recommendations for projects which may potentially have discernible impacts on the environment.

101.0 Capital Improvements Policy Planning, Project Management and Financial Planning

102.0 Fiscal Planning and Financial Management System

103.0 Human Services Policy Planning

104.0 Transportation Policy Planning

105.0 Housing Policy Planning

201.0 Visitor Services Program (Bicentennial)

203.0 Bicentennial Evaluation System

400.0 Neighborhood Goals

403.0 Neighborhood Capital Improvements

404.0 Neighborhood Project Planning

As appropriate, environmental assessments will be prepared in accordance with HUD requirements for Comprehensive Planning Assistance Programs in cases where specific proposals resulting from the above work activities may have some effect upon environmental considerations.

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